

1 BILL NO. R-86-11-04

2 DECLARATORY RESOLUTION NO. R-86-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as the Northwest
7 Corner of Wayne and Clinton Streets,
8 Fort Wayne, Indiana. (Town Center
9 Garage Company, Petitioner).

10 WHEREAS, Petitioner has duly filed its petition dated
11 October 24, 1986, to have the following described property
12 designated and declared an "Economic Revitalization Area" under
13 Division 6, Article II, Chapter 2 of the Municipal Code of the
14 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
15 12.1, to-wit:

16 TRACT I

17 Lot 125 in the Original Plat of
18 the City of Fort Wayne, Indiana.

19 TRACT II

20 Lots 1, 2, 3, 4, 5 and 6 in Kilbourne
21 and Perry Subaddition to the City
22 of Fort Wayne, according to the re-
23 corded plat thereof, being a sub-
24 division of Lots 126 and 127 and
25 the East half of the 5-foot vacated
26 alley immediately west of Lot 127,
27 all of the Original Plat of the Town,
28 now City, of Fort Wayne, Allen County,
29 Indiana.

30 said property more commonly known as the Northwest Corner of Wayne
31 and Clinton Streets, Fort Wayne, Indiana;

32 WHEREAS, it appears that said petition should be pro-
cessed to final determination in accordance with the provisions
of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section
4, below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of

1 Page Two

2 the Confirming Resolution referred to in Section 3 of this Resolu-
3 tion and shall continue for two (2) years thereafter. Said de-
4 signation shall terminate at the end of that two year period.

5 SECTION 2. That upon adoption of this Resolution:

6 (a) Said Resolution shall be filed with the Allen
7 County Assessor;

8 (b) Said Resolution shall be referred to the Committee
9 on Finance and shall also be referred to the De-
10 partment of Economic Development requesting a re-
11 commendation from said department concerning the
12 advisability of designating the above designated
13 area an "Economic Revitalization Area";

14 (c) Common Council shall publish notice in accordance
15 with I.C. 5-3-1 of the adoption and substance of
16 this Resolution and setting this designation as an
17 "Economic Revitalization Area" for public hearing;

18 (d) If this Resolution involves an area that has al-
19 ready been designated an allocation area under
20 I.C. 36-7-14-39, then the Resolution shall be re-
21 ferred to the Fort Wayne Redevelopment Commission
22 and said designation as an "Economic Revitalization
23 Area" shall not be finally approved unless said
24 Commission adopts a resolution approving the peti-
25 tion.

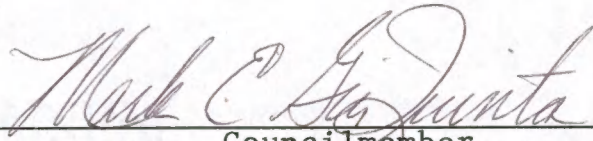
26 SECTION 3. That, said designation of the hereinabove
27 described property as an "Economic Revitalization Area" shall
28 only apply to a deduction of the assessed value of real estate.

29 SECTION 4. That this Resolution shall be subject to
30 being confirmed, modified and confirmed or rescinded after public
31 hearing and receipt by Common Council of the above described re-
32 commendations and resolution, if applicable.

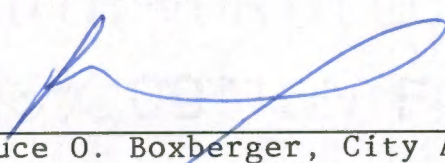
1 Page Three

2 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it
3 is hereby determined that the deduction from the assessed value
4 of the real property shall be for a period of ten (10) years.

5 SECTION 6. That this Resolution shall be in full
6 force and effect from and after its passage and any and all
7 necessary approval by the Mayor.

8 
9 _____
10 Councilmember

11 APPROVED AS TO FORM
12 AND LEGALITY

13 
14 _____
15 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~POST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-10-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. B-86-86

on the 10th day of November, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1986, at the hour of 9:00 o'clock of .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of November, 1986, at the hour of 9:30 o'clock A .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
OCT 24 1986
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Town Center Garage Company, an Indiana general partnership

Address of Applicant's Principle Place of Business:

Post Office Box 12925

Fort Wayne, Indiana 46866

Phone Number of Applicant: (219) 749-0425

Street Address of Property Seeking Designation:

See Schedule A - Legal Description

S.I.C. Code of Substantial User of Property:

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> X </u>	<u> </u>
Is the project site within the Urban Enterprise Zone?	<u> X </u>	<u> </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B 3 A

What zoning classification does the project require? B 3 A

What is the nature of the business to be conducted at the project site?
Construction and operation of a commercial parking garage

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None. Property is currently used as a surface parking lot.

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>\$90,000</u>
Improvements	<u>\$ 2,300</u>
Total	<u>\$92,300</u>

What was amount of Total Property Taxes owed during the immediate past year? \$7,873.18 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

A commercial parking garage providing approximately 450 parking places will be constructed on the real estate.

Cost of Improvements: \$3,000,000 approximately

Development Time Frame: 2 years

When will physical aspects of improvements begin? Spring, 1987

When is completion expected? October, 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? Applicant is a newly formed Indiana partnership and therefore employs no persons at the present time.

How many permanent jobs will be created as a result of this project?
3 - 5 permanent together with jobs of independent contractors

Anticipated time frame for reaching employment level stated above?
2 years

What is the nature of those jobs?

Permanent jobs will be of the nature of manager, cashier and porter. Independent contractor jobs will be of the nature of security and maintenance.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

The property is located in the center of the business district of Fort Wayne and has been dedicated to a use of a surface parking lot due to the general stagnation and deterioration which has occurred in areas around this property. The proposed construction on this property would elevate the use of this real estate to that of supporting the renovation of the L. S. Ayres building and the support of other commercial businesses in the Central Business District.

In what Township is project site located? Wayne

In what Taxing District is project site located? City of Fort Wayne,
Allen County

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Joseph L. Zehr

6700 East State Boulevard

Fort Wayne, Indiana 46815

Phone Number of Contact Person (219) 749-0425

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

TOWN CENTER GARAGE COMPANY, an Indiana general partnership,

By: _____

Signature of Applicant

October 24, 1986

Date

CBD Investment Group, by

Joseph L. Zehr, Partner

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

SCHEDULE A

TRACT I

Lot 125 in the Original Plat of the City of Fort Wayne,
Indiana.

TRACT II

Lots 1, 2, 3, 4, 5 and 6 in Kilbourne and Perry Sub-
addition to the City of Fort Wayne, according to the
recorded plat thereof, being a subdivision of Lots 126
and 127 and the East half of the 5-foot vacated alley
immediately west of Lot 127, all of the Original Plat
of the Town, now City, of Fort Wayne, Allen County,
Indiana.



SCHEDULE B

FILING FEE CHECK OF \$50.00

SCHEDULE C

Statement of Ownership

The real estate on which the project is to be constructed is owned by Loop Realities, Incorporated and Lincoln National Bank and Trust Company of Fort Wayne. These owners have entered into a long term lease of the real estate with the applicant, Town Center Garage Company, as Lessee. The Lessee will construct and own the improvements to be placed on the real estate.

Admn. Appr. _____

DIGEST SHEET

Q-86-1104

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as the Northwest Corner of Wayne and Clinton Streets, Fort Wayne, Indiana. (Town Center Garage Company, Petitioner).

EFFECT OF PASSAGE A commercial parking garage providing approximately 450 parking places will be constructed on the real estate that is currently used as a surface parking lot. The proposed construction on this property would elevate the use of this real estate to that of supporting the renovation of the L. S. Ayres building and the support of other commercial businesses in the Central business District.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$3,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-11-04

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) ~~XXXXXXXXXX~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as the Northwest Corner of Wayne and Clinton Streets,

Fort Wayne, Indiana (Town Center Garage Company, Petitioner)

HAVE HAD SAID (~~XXXXXXXXXX~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

YES

NO

MARK E. GiaQUINTA
CHAIRMAN

CHARLES B. REDD
VICE CHAIRMAN

PAUL M. BURNS

JANET G. BRADBURY

JAMES S. STIER

CONCURRED IN 11-18-86

SANDRA E. KENNEDY
CITY CLERK